



## Siskin Drive, Clayton Heights

**£259,950**

\* SEMI DETACHED \* THREE DOUBLE BEDROOMS \* CUL-DE-SAC \* POPULAR LOCATION \*  
\* READY TO MOVE INTO \* TWO BATH/SHOWER ROOMS \* MODERN KITCHEN \*  
\* GARDEN \* DRIVE \* GARAGE \*

Occupying a much sought after cul-de-sac location on this popular Westwood Park development and offering family sized accommodation, is this well presented three double bedroom semi detached house.

The 'ready to move into' property would make an ideal purchase for a number of buyers and benefits from a sun room, modern fitted kitchen, house bathroom and en-suite shower room.

Briefly comprising reception hall, cloakroom/wc, lounge, dining kitchen and sun room. There are three first floor bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom.

To the outside there are gardens to the rear with a driveway leading to an integral garage.  
Viewing is highly recommended.







### Entrance Hall

With radiator and double glazed window.

### Dining Kitchen

13'4" x 7'8" (4.06m x 2.34m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, integrated dishwasher, fridge/freezer, double glazed window, radiator.

### Lounge

14'1" x 12'2" (4.29m x 3.71m)

With radiator and feature wall panelling.

### Sun Room

10'6" x 11'3" (3.20m x 3.43m)

With two radiators, French doors to rear garden, roof lantern.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, radiator and double glazed window.

### First Floor

#### Bedroom One

12'6" x 8'9" (3.81m x 2.67m)

Modern sliding door wardrobes, radiator and double glazed window. En-Suite Shower Room.

#### En Suite Shower Room

Three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, radiator and double glazed window.

#### Bedroom Three

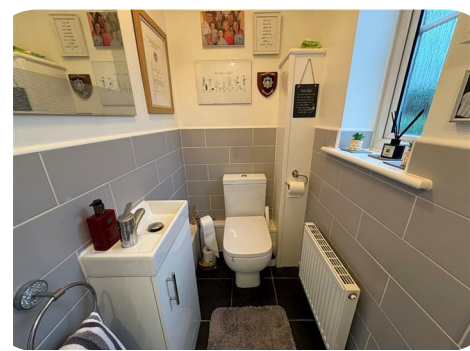
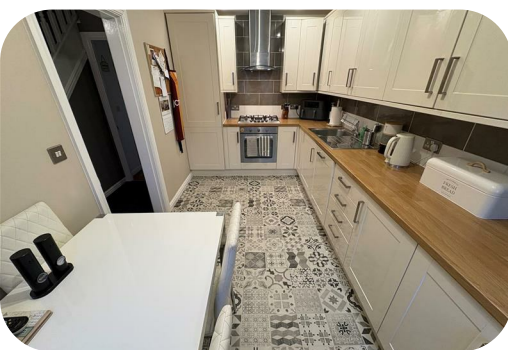
10'8" x 7'8" (3.25m x 2.34m)

With fully fitted wardrobes, radiator and double glazed window.

#### Bedroom Two

14'1" x 8'9" (4.29m x 2.67m)

With fully fitted wardrobes, radiator and double glazed window.







### Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, radiator and double glazed window.

### Exterior

To the outside there is a well maintained garden to the rear, together with a driveway leading to an integral garage.

### Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647, turn right onto Cooper Ln, turn right onto Swift Dr, left onto Redpoll Way, at the roundabout take the 1st exit onto Skylark Ave, left onto Siskin Dr, turn right to stay on Siskin Dr and the property will be seen displayed via our For Sale board.

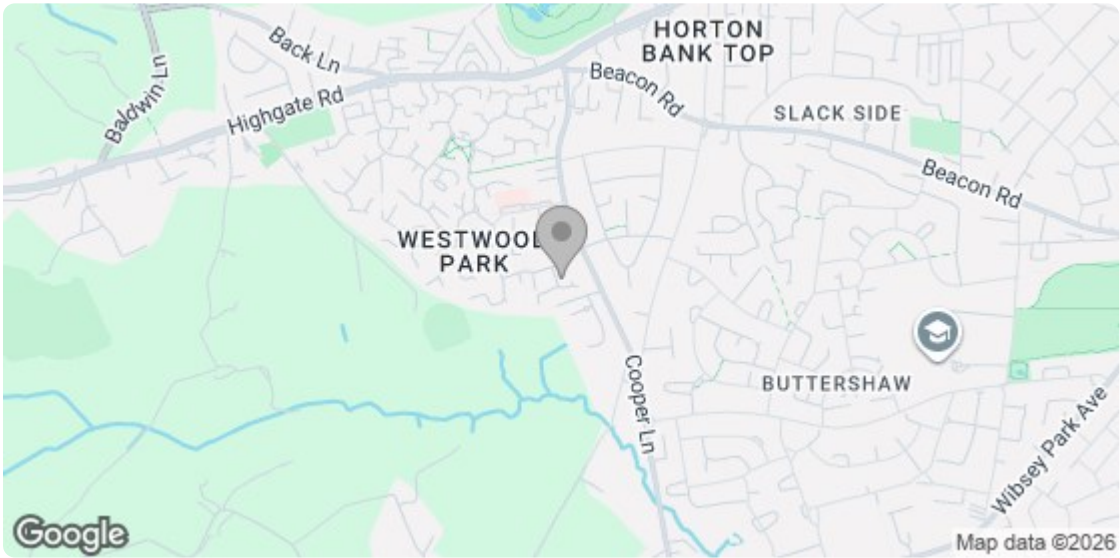
### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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